

In re:  
Joseph A. Saraceni  
Debtor

Case No. 17-11397-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Jan 20, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 9

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 22, 2021:

Recip ID	Recipient Name and Address
db	+ Joseph A. Saraceni, 609 Pickett Way, West Chester, PA 19382-5909
cr	+ BANK OF AMERICA, N.A., 16001 N. Dallas Pkwy, Addison, TX 75001-3311
cr	ECMC, P.O. BOX 16408, ST. PAUL, MN 55116-0408
cr	+ SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115-4412
cr	+ Tague Lumber of Media, Inc., c/o Scott F. Waterman, Esquire, 110 W. Front Street, Media, PA 19063-3208
cr	+ Township of Westtown c/o Keystone Collections Grou, 546 Wendel Road, Irwin, PA 15642-7539
cr	+ West Chester Area School District c/o Keystone Col, 546 Wendel Road, Irwin, PA 15642-7539
cr	+ Westtown Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19044-3020

TOTAL: 8

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/PDF: gecsedl@recoverycorp.com	Jan 21 2021 03:27:12	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 22, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 20, 2021 at the address(es) listed below:

Name	Email Address
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District/off: 0313-2

User: admin

Page 2 of 2

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HOWARD GERSHMAN

on behalf of Creditor Tague Lumber of Media Inc. hg229ecf@gmail.com, 229ecf@glpoc.comcastbiz.net

JAMES RANDOLPH WOOD

on behalf of Creditor Westtown Township jwood@portnoffonline.com jwood@ecf.inforuptcy.com

MATTEO SAMUEL WEINER

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-4  
bkgroup@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-4  
bkgroup@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor The Bank of New York Mellon as Trustee for CWABS Inc. Asset-Backed Certificates, Series 2005-4  
bkgroup@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor BANK OF AMERICA N.A. bkgroup@kmlawgroup.com

STANLEY E. LUONGO, JR.

on behalf of Debtor Joseph A. Saraceni stan.luongo@luongobellwoar.com nicole.werner@luongobellwoar.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 9

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Joseph A. Saraceni dba Saraceni Construction,  
dba Joseph Saraceni Construction, dba Joe Saraceni  
Construction

Debtor(s)

The Bank of New York Mellon as Trustee for CWABS,  
Inc. Asset-Backed Certificates, Series 2005-4

Movant

vs.

Joseph A. Saraceni dba Saraceni Construction, dba  
Joseph Saraceni Construction, dba Joe Saraceni  
Construction

Debtor(s)

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 17-11397 AMC

11 U.S.C. Sections 362 and 1301

**ORDER**

AND NOW, this        day of        , 2020 at Philadelphia, upon consideration of Movant's  
Motion to Approve Loan Modification, it is ORDERED AND DECREED that:

The Motion is granted and the Loan Modification Agreement executed on September 20, 2020 does  
not violate the automatic stay, section 362(a), nor the provisions of 11 USC § 549.

**Date: January 20, 2021**

cc: See attached service list



United States Bankruptcy Judge.

Joseph A. Saraceni dba Saraceni Construction, dba Joseph Saraceni Construction, dba Joe Saraceni Construction  
609 Picket Way  
West Chester , PA 19382

Stanley E. Luongo  
126 West Miner Street  
West Chester, PA 19382

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

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Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532